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Municipal Clerk
Atlanta, Georgia

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AN ORDINANCE BY

01-0-1172

ZONING COMMITTEE

AN ORDINANCE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA BY CREATING A NEW CHAPTER TO BE ENTITLED CHAPTER 33. LW (LIVE WORK) DISTRICT REGULATIONS AND TO AMEND CHAPTER 28A.0010 BY ADDING A NEW SUBSECTION (39) LW (LIVE WORK) DISTRICT, AND FOR OTHER PURPOSES.

WHEREAS, many existing industrial properties are surrounded by residential neighborhoods; and

WHEREAS, many existing industrial properties face increased pressure to rezone to zoning categories which allow for mixed use and residential development; and

WHEREAS, many existing mixed use and residential zoning categories allow for uses and activities that are not conducive to building nor supporting neighborhoods' quality of life; and

WHEREAS, these districts should have the quality of sidewalks and pedestrian amenities that support linkages with nearby residential neighborhoods; and

WHEREAS, certain industrial uses such as studios, artist spaces and galleries should be preserved in these areas; and

WHEREAS, these districts should offer neighborhood commercial services and should be protected from encroachment of automobile-oriented large uses; and

WHEREAS, the City Sign Ordinance should be amended to include regulations for the LW (Live Work) District.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, AS FOLLOWS:

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Section 1: That the 1982 Zoning Ordinance of the City of Atlanta is hereby amended by adding a new Chapter 33. LW (Live Work) District Regulations, which shall read as shown on the attached "Exhibit A".

Section 2: That Chapter 16-28A.010 of the City of Atlanta Municipal Code, the Sign Ordinance, be amended by adding a new subsection (39) to read as follows:

(39) LW (Live Work) District: The regulations for the LW District shall be the same as the regulations in Subsection (3) R-LC (Residential Limited Commercial) District, provided that;

- a. Signs Extending Over the Right-of-Way Prohibited: No sign shall extend or project over any property line onto sidewalk or street right-of-way, except that signs may extend over the supplemental zone.

Section 3: That all ordinances or parts of ordinances in conflict with this ordinance shall be repealed.

CHAPTER 33. LIVE WORK DISTRICT REGULATIONS

Section 16-33.001. Authority.

The regulations set forth in this chapter, or set forth elsewhere in this part when referred to in this chapter, are the regulations for the Live Work District. These regulations shall supplant existing districts or portions of existing districts, except that all existing categories of historic protection designated pursuant to Chapter 20 of Part 16 shall continue in full force and effect and said existing historic protection regulations shall be overlaid upon, and shall be imposed in addition to, the regulations set forth in this Chapter. Whenever the following regulations are at variance with said existing historic protection regulations, the historic protection regulations shall apply. Whenever the following regulations conflict with provisions of Part 16 other than historic protection regulations, the more stringent regulation shall apply.

Section 16-33.002. Findings, purpose and intent.

The City of Atlanta finds that the size, scale and character of commercial uses directly affects the adjacent neighborhoods and the public health, safety and welfare. The city finds that highway-oriented retail, service, office and dining uses which are intended to serve larger areas of the city instead of a single neighborhood or small group of neighborhoods leads to development pressure on the existing, developing and revitalizing neighborhoods and on the developing or existing historical neighborhood commercial development patterns connected therewith. The city finds there is a need to protect existing and developing neighborhood areas from the incompatible uses resulting from intense highway-oriented development and uses associated with the redesignation of properties from industrial areas to commercial and residential areas. The city finds that there is a substantial need to encourage a balanced mix of uses to include proportionately significant residential uses and to facilitate safe, attractive and convenient pedestrian circulation. The city finds that it is necessary to improve air quality by promoting walking and reducing the number of vehicular trips. The city finds that it is necessary to establish adequate parking requirements by encouraging shared parking arrangements. The city finds that there is a substantial need directly related to the public health, safety and welfare to comprehensively address these concerns through the adoption of the following regulations. The purpose and intent of this chapter, in establishing the LW Live Work Mix district, is as follows:

1. Create a diversified urban environment where people can live, work, meet and recreate;
2. Protect existing neighborhoods from uses and building forms which are incompatible with the scale, character and needs of the adjacent neighborhoods;

**Large
document
attached**